

When Recorded Return To:
Cenlar FSB
C/O Nationwide Title Clearing,
LLC 2100 Alt. 19 North
Palm Harbor, FL 34683

This Document Prepared By:
Jennifer Zak/NTC, 2100 Alt. 19
North, Palm Harbor, FL 34683
(800)346-9152


Loan Number 0179273123

CORPORATE CANCELLATION AND RELEASE

STATE OF ALABAMA
COUNTY OF SHELBY

The debt secured by Mortgage recorded in Real Property Mortgage **Instrument # 20220520000205840** of the records in the offices of the Judge of Probate of **SHELBY** County, **Alabama**, from: **JACOB L KEPINS AND THERESA A KEPINS, HUSBAND AND WIFE** having been paid in full, said lien is hereby fully released, satisfied, discharged and canceled.

IN WITNESS WHEREOF, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS has caused its name to be signed **this 10th day of May in the year 2023.**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS

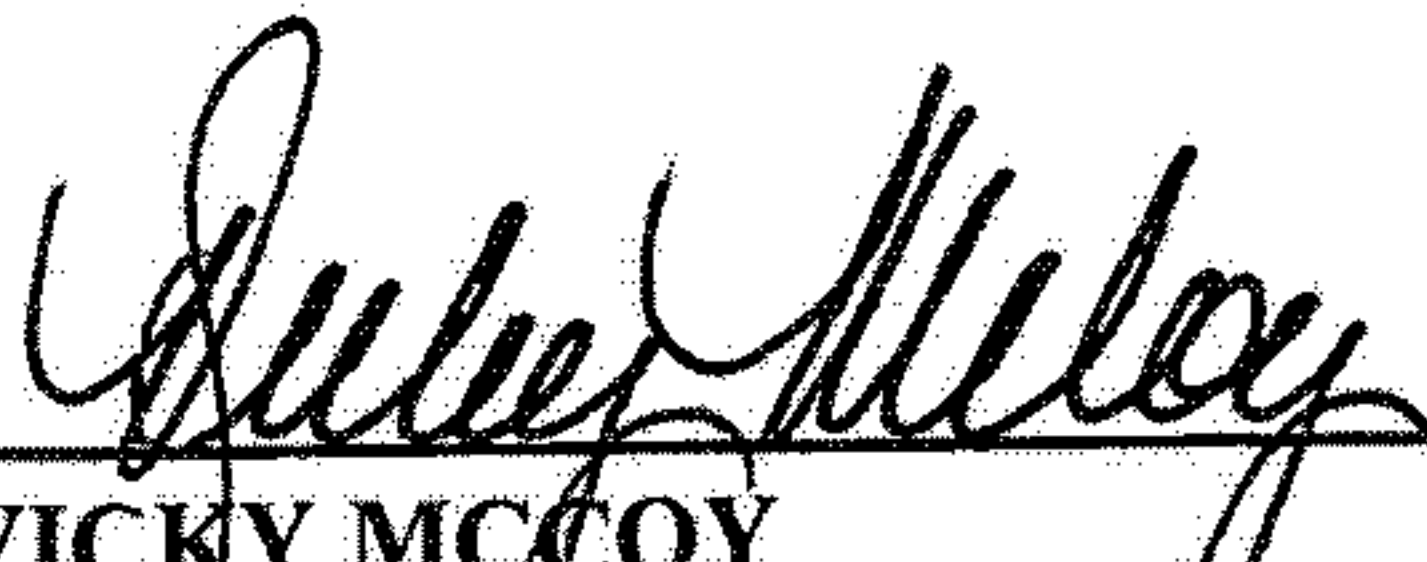


SUSAN HICKS
VICE PRESIDENT

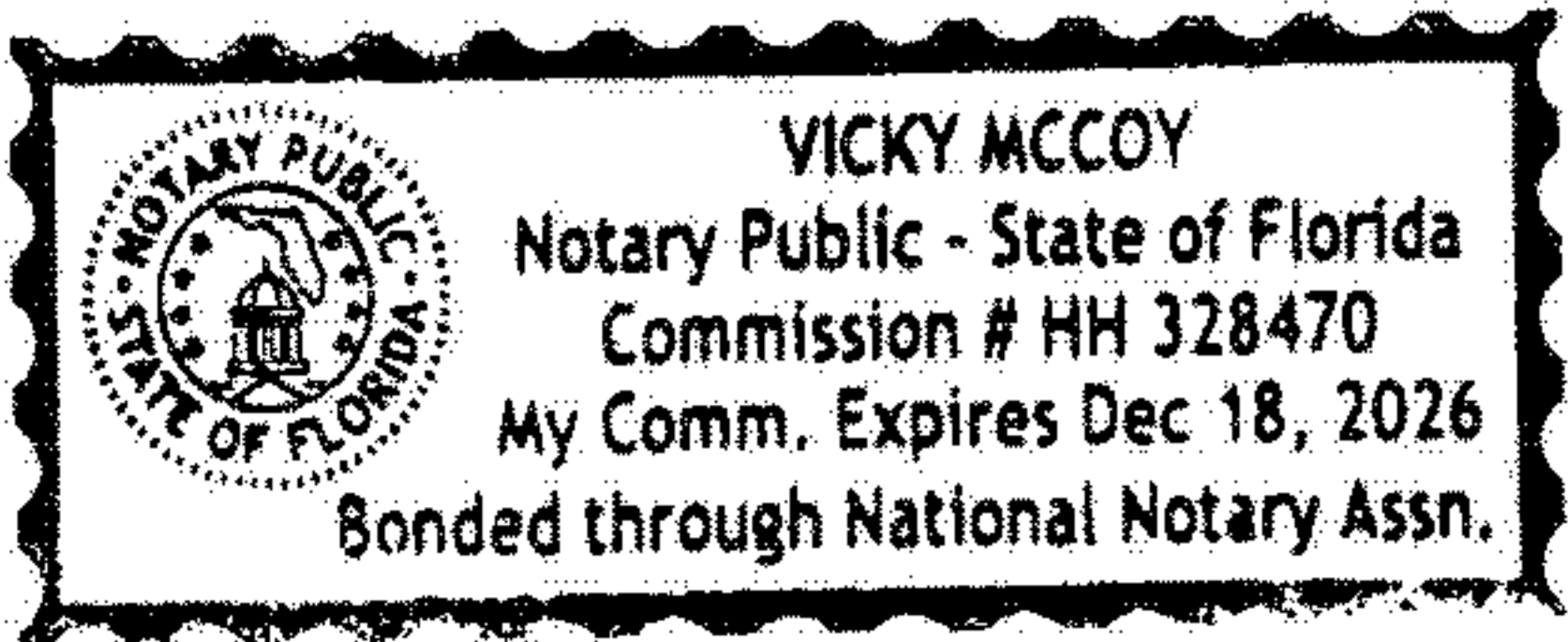
All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

STATE OF FLORIDA
COUNTY OF PINELLAS

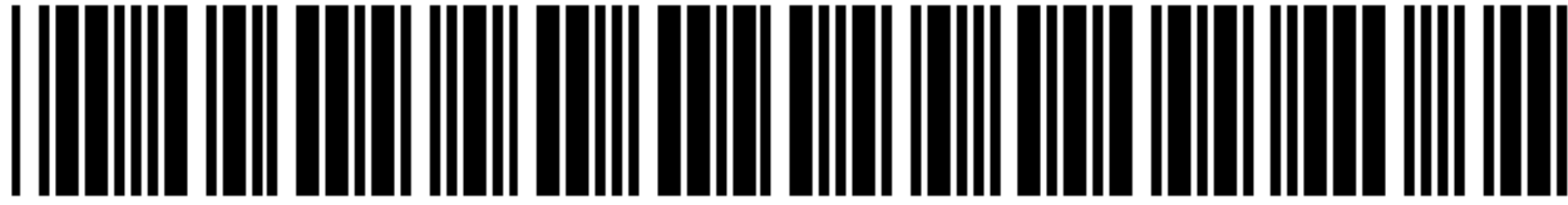
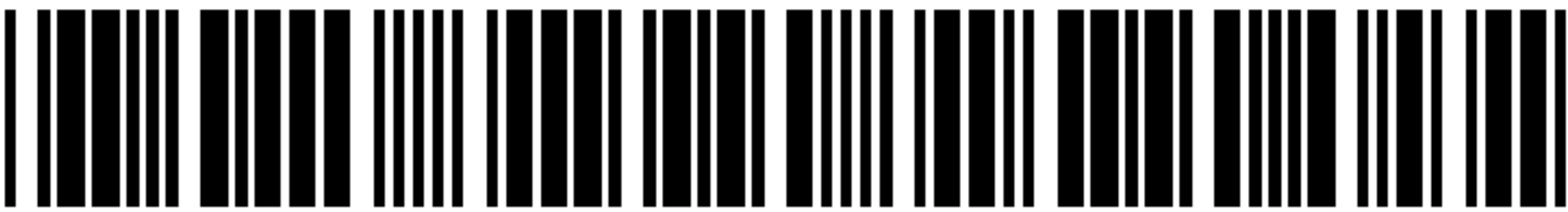
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 10th day of May in the year 2023, by Susan Hicks as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES LLC DBA BENCHMARK MORTGAGE, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



VICKY MCCOY
COMM EXPIRES: 12/18/2026



CENRC 437857052 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) ARK-LA-TEX FINANCIAL MIN 100245900003947664 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T102305-12:16:02 [C-1] ERCNAL1



D0100584913



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2023 08:18:13 AM
\$23.00 PAYGE
20230510000137390

Alex S. Boyd